

Vermilion County, IL

County · IL · Illinois

BALANCED MARKET

\$115K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

1,147

SALES (12 MO)

\$93K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



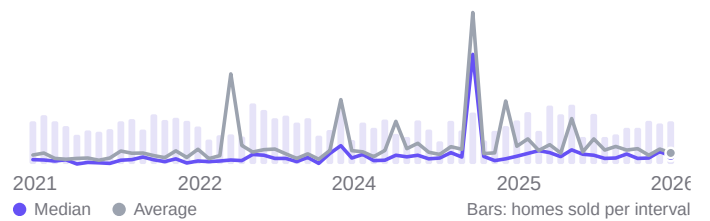
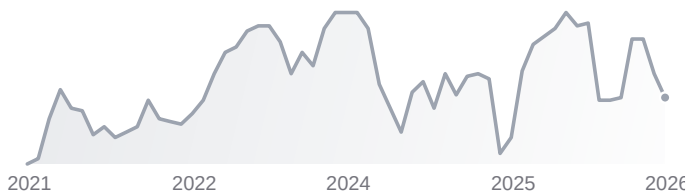
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$111K · Average \$128K

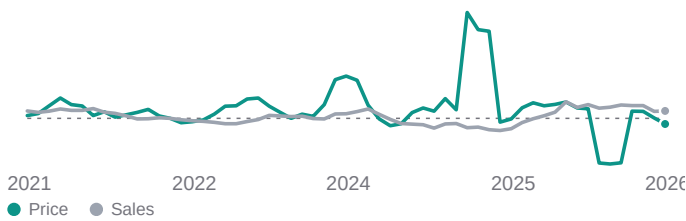


Growth (year over year)

Price -8.0% · Sales +10.6%

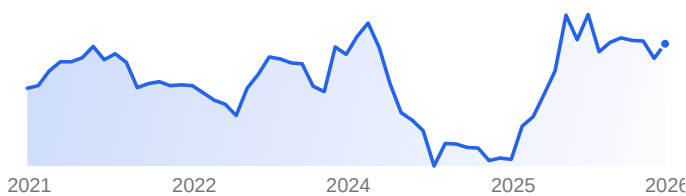
Sale premium vs estimated value

+10.3%



Annual turnover (share of homes sold)

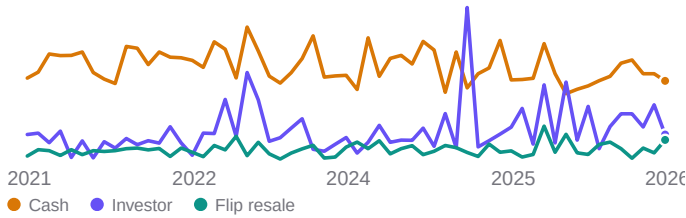
3.7%



BUYERS & OUTCOMES

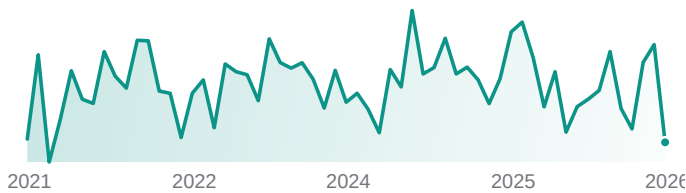
Buyer mix

Cash 31% · Investor 10% · Flip resale 8.2%



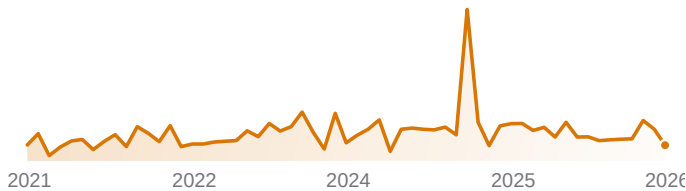
Sellers who sold at a gain

70%

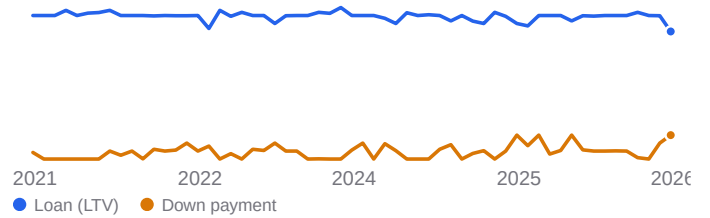


Median annualized return at resale

+3.1%

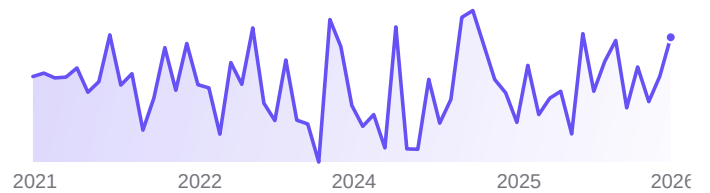


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	30,669
Median value (AVM)	\$93K
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.8%
Owner occupied	71%
Company owned	13%
Median loan-to-value	30%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	71,411
Density	80 / mi²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	45
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	14.6%
Unemployment	1.7%
Average temp	52°F
Annual precip	39 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.